

PROPERTY FORECLOSURES IN MARYLAND SECOND QUARTER 2013



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PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2013

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PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2013

EXECUTIVE SUMMARY

Second quarter 2013 data from RealtyTrac show that, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, fell by 8.4 percent from 442,117 in the first quarter of 2013 and were down by 27.5 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, declined from 33.7 in the previous quarter to 30.9 in the current quarter. Second quarter data show that foreclosure activity declined double-digits in 75.0 percent of non-judicial states compared with 25.0 percent in judicial states from the first quarter.

Foreclosures in Maryland increased by 17.7 percent to 10,989 events in the second quarter, continuing their upward trend that started in the fourth quarter of 2011 (Exhibits 1 and 2). Maryland foreclosures increased in the second quarter by 152.8 percent over last year, posting the fourth consecutive quarter of year-over-year increases. Foreclosure activities in Maryland fell dramatically in late 2010 through 2011 due to legislation introduced statewide to help homeowners stay in their homes coupled with investigations into robo-signing and other improprieties which resulted in a backlog of delinquent loans. However, with the resolution of these issues, servicers in Maryland are moving forward with foreclosures in the pipeline as the market continues to show signs of improvement. The third consecutive quarterly increase is a signal that lenders are finally addressing the inevitable and clearing their backlog of seriously delinquent loans.

Notices of default grew modestly by 6.5 percent in the second quarter to 5,345 events and made up 49.0 of all foreclosure activity. On a year-over-year basis, notices of default increased for the fourth consecutive quarter posting a 229.1 percent annual growth, the highest annual increase since the first quarter of 2008. Adding significantly to the growth in foreclosures was a 50.5 percent increase in foreclosure sales. Foreclosure sales, increased to 4,165 notices, the highest quarterly volume since the third quarter of 2009. Foreclosure sales increased 112.6 percent above last year, posting the 6th consecutive quarter of year-over-year increases. Finally, the number of lender purchases grew by 24.6 percent in the second quarter to 1,836 properties. Lender purchases also grew by 88.3 percent over last year, recording the highest annual growth rate since the first quarter of 2010.

Maryland's second quarter foreclosure rate increased from 39.4 foreclosures per 10,000 households in the first quarter to 46.4. As a result, the State's foreclosure rate in the second quarter was 50.1 percent above the national average rate of 30.9. The State's national ranking in foreclosure rate declined from the 7th highest in the first quarter to the 4th highest in the second quarter.

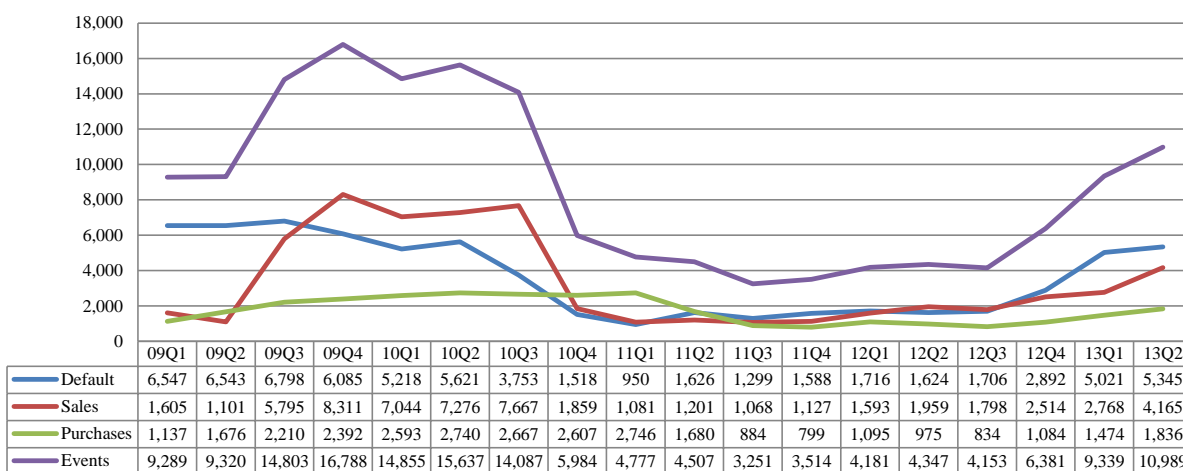
EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. SECOND QUARTER 2013

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	5,345	4,165	1,836	10,989
Change (Last Quarter)	6.5%	50.5%	24.6%	17.7%
Change (Last Year)	229.1%	112.6%	88.3%	152.8%
<i>U.S.</i>				
Number of Events	135,082	176,102	109,450	404,842
Change (Last Quarter)	-2.8%	-2.0%	-21.3%	-8.4%
Change (Last Year)	-29.0%	-27.2%	-31.8%	-27.5%

* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

EXHIBIT 2. FORECLOSURE ACTIVITY IN MARYLAND 2009 Q1-2013 Q2



Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND

SECOND QUARTER 2013

INTRODUCTION

Second quarter 2013 data from RealtyTrac show that, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, fell by 8.4 percent from 442,117 in the first quarter of 2013 and were down by 27.5 percent below last year (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, declined from 33.7 in the previous quarter to 30.9 in the current quarter. Second quarter data show that foreclosure activity declined double-digits in 75.0 percent of non-judicial states compared with 25.0 percent in judicial states.

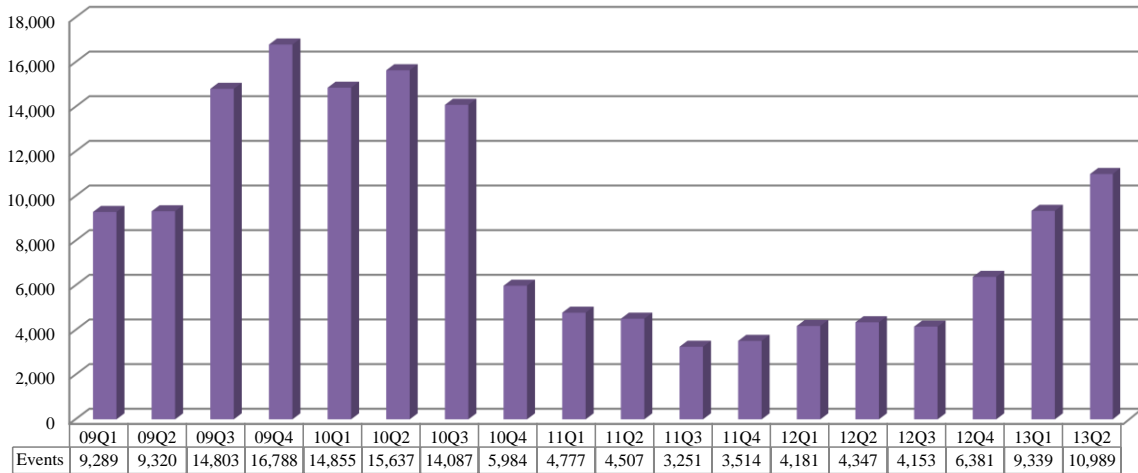
RealtyTrac reported the total number of filings in each stage of foreclosure. As a result, the sum of the three stages of foreclosure may exceed the total number of properties. However, to eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Foreclosures in Maryland increased by 17.7 percent to 10,989 events in the second quarter, continuing their upward trend that started in the fourth quarter of 2011 (Chart 1). Maryland foreclosures increased in the second quarter by 152.8 percent over last year, posting the fourth consecutive quarter of year-over-year increases. Foreclosure activities in Maryland fell dramatically in late 2010 through 2011 due to legislation introduced statewide to help homeowners stay in their homes coupled with investigations into robo-signing and other improprieties which resulted in a backlog of delinquent loans. However, with the resolution of these issues, servicers in Maryland are moving forward with foreclosures in the pipeline as the market continues to show signs of improvement. The third consecutive quarterly increase show that lenders are finally addressing the inevitable and clearing their backlog of delinquent loans.

Notices of default grew modestly by 6.5 percent in the second quarter to 5,345 events and made up 49.0 of all foreclosure activity. On a year-over-year basis, notices of default increased for the fourth consecutive quarter posting a 229.1 percent annual growth, the highest annual increase since the first quarter of 2008. Adding significantly to the growth in foreclosures was a 50.5 percent increase in foreclosure sales. Foreclosure sales, increased to 4,165 notices, the highest quarterly volume since the third quarter of 2009. Foreclosure sales increased 112.6 percent above last year, posting the 6th consecutive quarter of year-over-year increases. Finally, the number of lender purchases grew by 24.6 percent in the second quarter to 1,836 properties. Lender purchases also grew by 88.3 percent over last year, recording the highest annual growth rate since the first quarter of 2010.

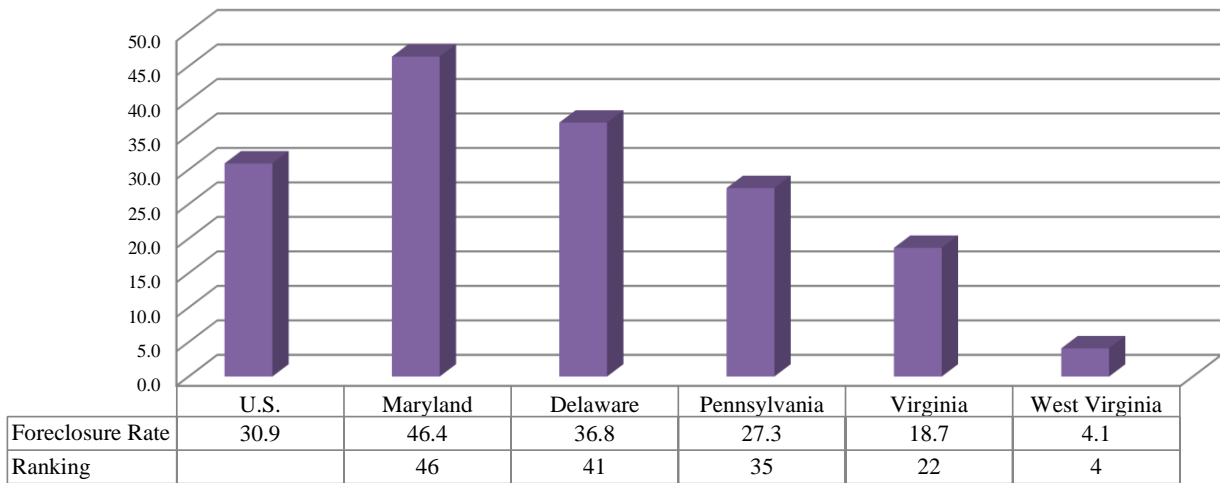
Maryland's second quarter foreclosure rate increased from 39.4 foreclosures per 10,000 households in the first quarter to 46.4. As a result, the State's foreclosure rate in the second quarter was 50.1 percent above the national average rate of 30.9. The State's national ranking in foreclosure rate declined from the 7th highest in the first quarter to the 4th highest in the second quarter (Chart 2).

CHART 1
TOTAL FORECLOSURE ACTIVITY IN MARYLAND



Source: RealtyTrac

CHART 2
FORECLOSURE RATES IN THE REGION: 2ND QUARTER 2013
NUMBER OF FORECLOSURES PER 10,000 HOUSEHOLDS

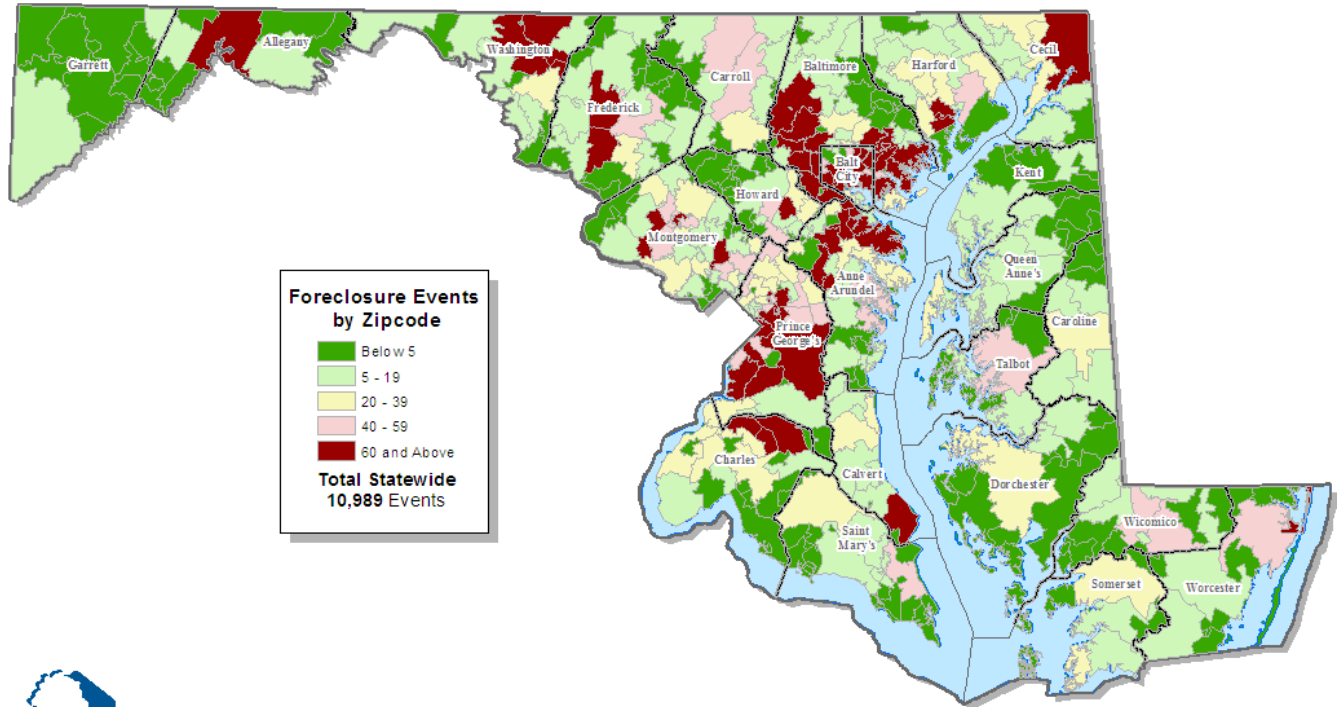


Source: RealtyTrac

Table 1 shows the distribution of the second quarter foreclosure events in Maryland. Baltimore City with 2,237 foreclosures had the largest share of foreclosures statewide, accounting for 20.4 percent of the total. Foreclosure activity in the City grew by 30.8 percent above the previous quarter and was up 220.2 percent over last year. Baltimore County with 1,812 filings had the second largest number of foreclosures, accounting for 16.5 percent of the total. The County's foreclosures grew by 28.3 percent above the previous quarter and were up 259.1 percent over last year. Prince George's County with 1,522 foreclosures, or 13.9 percent of the total, had the third highest number of foreclosures in Maryland. Foreclosures in this county grew by 7.1 percent above the prior quarter but were up 24.0 percent above last year. Other counties with large reported foreclosure events include Montgomery (933 foreclosures or 8.5 percent of the total), Harford (393 foreclosures or 3.6 percent), Frederick (376 foreclosures or 3.4 percent), Charles (367 foreclosures or 3.3 percent), Washington (352 foreclosures or 3.2 percent) and Howard (315 foreclosures or 2.9 percent). These ten jurisdictions represented 85.4 percent of all foreclosures.

TABLE 1. PROPERTY FORECLOSURE EVENTS IN MARYLAND JURISDICTIONS SECOND QUARTER 2013							
Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2013 Q1	2012 Q2
Allegany	73	11	8	89	0.8%	42.7%	404.9%
Anne Arundel	638	329	160	1,080	9.8%	58.2%	338.5%
Baltimore	1,051	607	219	1,812	16.5%	28.3%	259.1%
Baltimore City	1,163	849	334	2,237	20.4%	30.8%	220.2%
Calvert	86	82	35	198	1.8%	26.9%	157.6%
Caroline	35	33	18	85	0.8%	10.5%	408.8%
Carroll	91	86	31	201	1.8%	1.5%	299.3%
Cecil	83	53	44	181	1.6%	11.7%	331.0%
Charles	153	173	60	367	3.3%	-5.8%	102.7%
Dorchester	31	19	16	66	0.6%	3.8%	242.6%
Frederick	170	142	72	376	3.4%	11.7%	70.9%
Garrett	12	5	5	23	0.2%	-2.6%	211.8%
Harford	173	169	66	393	3.6%	21.5%	109.5%
Howard	180	115	26	315	2.9%	6.0%	233.1%
Kent	20	16	6	41	0.4%	43.2%	257.5%
Montgomery	465	304	175	933	8.5%	-4.3%	111.1%
Prince George's	380	806	375	1,522	13.9%	7.1%	24.0%
Queen Anne's	48	42	21	109	1.0%	1.7%	423.5%
Somerset	36	18	10	63	0.6%	46.6%	661.4%
St. Mary's	75	77	15	156	1.4%	20.1%	129.1%
Talbot	54	17	9	79	0.7%	47.4%	292.6%
Washington	165	120	70	352	3.2%	19.0%	221.7%
Wicomico	93	45	31	166	1.5%	-18.8%	296.1%
Worcester	72	46	30	144	1.3%	-21.5%	320.9%
Maryland	5,345	4,165	1,836	10,989	100.0%	17.7%	152.8%
<i>*The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties. Source: RealtyTrac</i>							

**MAP 1: DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS IN MARYLAND
SECOND QUARTER 2013**



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Raymond A. Skinner, Secretary
Clarence J. Snuggs, Deputy Secretary

Data Source: RealtyTrac.com

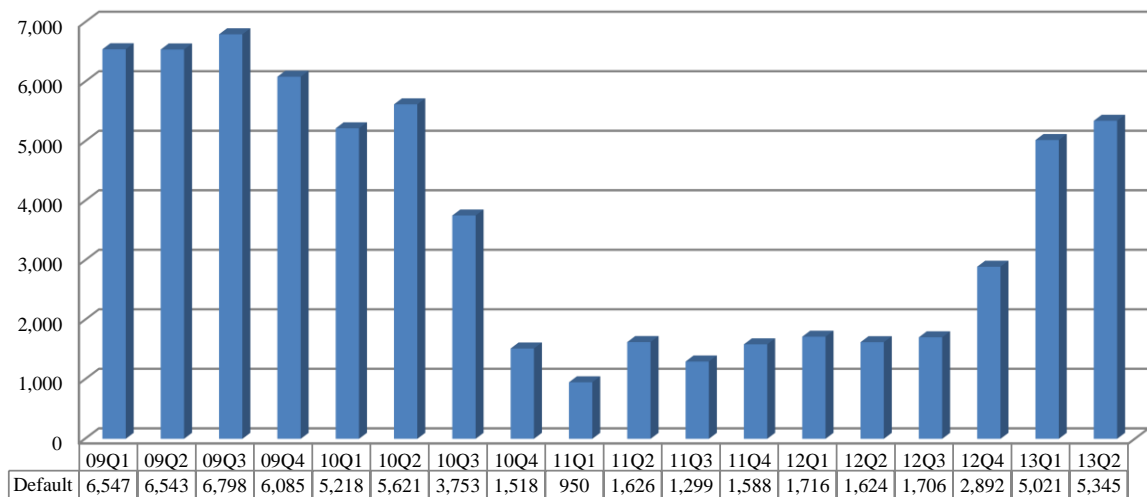
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NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default grew by 6.5 percent to 5,345 filings, posting the highest quarterly volume since the second quarter of 2010 (Chart 5). On a year-over-year basis, notices of default increased for the fourth consecutive quarter recording a 229.1 percent annual growth, the highest annual increase since the first quarter of 2008.

Baltimore City accounted for the largest share of defaults – 21.8 percent of all filings statewide or 1,163 notices (Table 2). The City’s default notices increased by 13.4 percent over the previous quarter and were up significantly by 818.8 percent above last year. Baltimore County with 1,051 default notices (19.7 percent of the total) had the second highest number of defaults in Maryland. The County’s loan defaults increased by 20.1 percent above the previous quarter and were up 993.9 percent over last year. Anne Arundel County with 638 default notices, or 11.9 percent of the total, had the third highest number of notices. The County’s default notices declined by 48.5 percent over the previous quarter but were up 1172.0 percent above last year. Montgomery County with 465 default notices, or 8.7 percent of the total, had the fourth highest number of notices. Prince George’s County with 380 default notices, or 7.1 percent of the total, had the fifth highest number of notices, followed by Howard County with 180 defaults or 3.4 percent of the total, Harford County with 173 notices (3.2 percent), Frederick County with 170 notices (3.2 percent), Washington County with 165 notices (3.1 percent) and Charles County with 153 defaults or 2.9 percent. Together, these ten jurisdictions represented 84.9 percent of all default notices issued statewide.

CHART 5
NOTICES OF MORTGAGE LOAN DEFAULT ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
ISSUED IN MARYLAND: SECOND QUARTER 2013

Jurisdiction	2013 Q2		% Change from	
	Number	% of Total	2013 Q1	2012 Q2
Allegany	73	1.4%	107.4%	855.4%
Anne Arundel	638	11.9%	48.5%	1172.0%
Baltimore	1,051	19.7%	20.1%	993.9%
Baltimore City	1,163	21.8%	13.4%	818.8%
Calvert	86	1.6%	-3.3%	149.9%
Caroline	35	0.6%	-23.1%	422.1%
Carroll	91	1.7%	-22.3%	243.9%
Cecil	83	1.6%	-25.2%	654.5%
Charles	153	2.9%	-32.3%	133.9%
Dorchester	31	0.6%	-21.9%	235.2%
Frederick	170	3.2%	-13.0%	49.5%
Garrett	12	0.2%	-35.8%	783.2%
Harford	173	3.2%	-4.2%	145.7%
Howard	180	3.4%	9.2%	345.0%
Kent	20	0.4%	38.2%	309.5%
Montgomery	465	8.7%	-7.6%	135.2%
Prince George's	380	7.1%	-3.0%	-38.0%
Queen Anne's	48	0.9%	-30.2%	765.8%
Somerset	36	0.7%	49.8%	521.9%
St. Mary's	75	1.4%	23.1%	354.9%
Talbot	54	1.0%	132.8%	982.6%
Washington	165	3.1%	-11.4%	139.7%
Wicomico	93	1.7%	5.8%	240.9%
Worcester	72	1.3%	-34.4%	245.8%
Maryland	5,345	100.0%	6.5%	229.1%

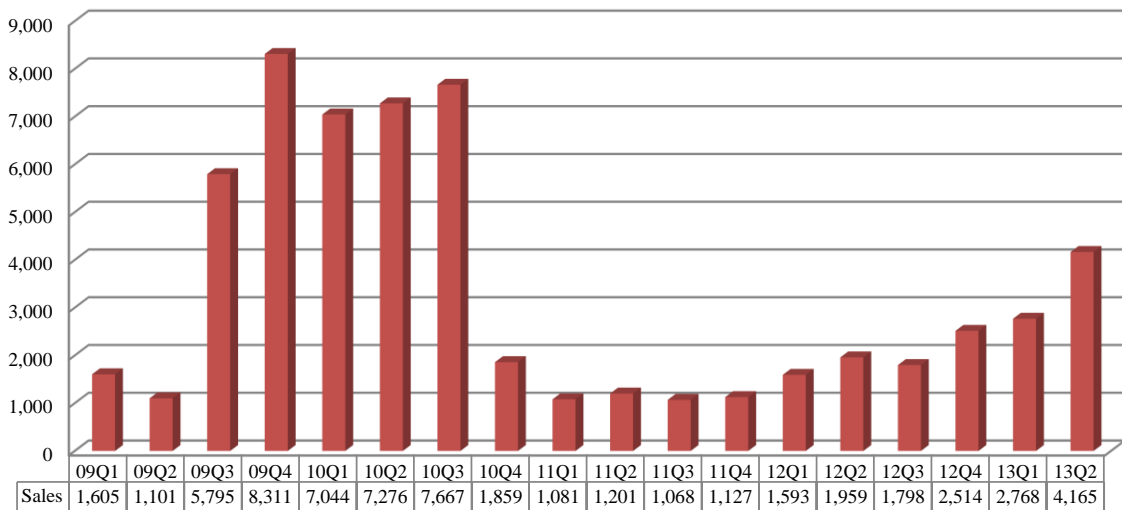
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

Foreclosure sales rose significantly by 50.5 percent to 4,165 in the second quarter, posting the highest quarterly volume since the third quarter of 2009 (Chart 6). Foreclosure sales increased 112.6 percent above last year, recording the 6th consecutive quarter of year-over-year increases.

Foreclosure sales increased by 136.8 percent in Baltimore City to 849 notices and were up 104.6 percent above last year. Foreclosure sales in the City accounted for 20.4 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Prince George's County with 806 notices, or 19.3 percent of the total, had the second highest number of foreclosure sales in Maryland. The county's foreclosure sales grew by 13.9 percent above the previous quarter and were up 88.1 percent over last year. Baltimore County with 607 notices, or 14.6 percent of the total, had the third highest number of foreclosure sales. Notices of sales in that county increased by 91.0 percent above the previous quarter and were up 92.0 percent above last year. Anne Arundel County with 329 notices, or 7.9 percent of the total, had the fourth highest number of foreclosure sales this quarter. Notices of sales grew by 85.5 percent above the prior quarter and were up by 167.3 percent above last year. Montgomery County with 304 notices (7.3 percent), Charles County with 173 notices (4.2 percent), Harford County with 169 notices (4.1 percent), Frederick County with 142 notices (3.4 percent), Washington County with 120 notices (2.9 percent) and Howard County with 115 notices (2.8 percent) represented other jurisdictions with highly elevated numbers. Together, these ten jurisdictions accounted for 86.8 percent of all notices of sales issued statewide.

CHART 6
NOTICES OF FORECLOSURE SALES ISSUED IN MARYLAND



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
ISSUED IN MARYLAND: SECOND QUARTER 2013

Jurisdiction	2013 Q2		% Change from	
	Number	% of Total	2013 Q1	2012 Q2
Allegany	11	0.3%	9.8%	40.6%
Anne Arundel	329	7.9%	85.5%	167.3%
Baltimore	607	14.6%	91.0%	92.0%
Baltimore City	849	20.4%	136.8%	104.6%
Calvert	82	2.0%	86.4%	123.6%
Caroline	33	0.8%	7.3%	1555.0%
Carroll	86	2.1%	41.0%	409.1%
Cecil	53	1.3%	26.2%	140.9%
Charles	173	4.2%	76.3%	105.8%
Dorchester	19	0.4%	176.3%	522.7%
Frederick	142	3.4%	56.9%	91.2%
Garrett	5	0.1%	0.0%	n/a
Harford	169	4.1%	77.2%	72.7%
Howard	115	2.8%	15.7%	246.0%
Kent	16	0.4%	74.2%	283.7%
Montgomery	304	7.3%	0.4%	37.3%
Prince George's	806	19.3%	13.9%	88.1%
Queen Anne's	42	1.0%	47.9%	437.5%
Somerset	18	0.4%	28.5%	n/a
St. Mary's	77	1.9%	83.1%	86.6%
Talbot	17	0.4%	-8.5%	189.7%
Washington	120	2.9%	50.9%	961.6%
Wicomico	45	1.1%	-45.3%	n/a
Worcester	46	1.1%	0.3%	721.2%
Maryland	4,165	100.0%	50.5%	112.6%

n/a denotes division by zero

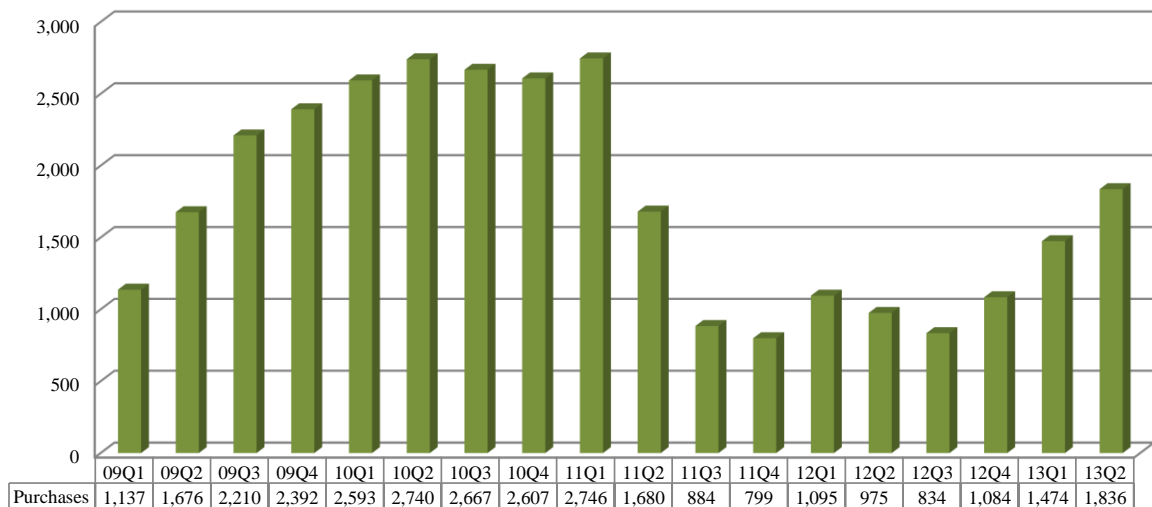
Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

The number of lender purchases grew by 24.6 percent in the second quarter to 1,836 properties (Chart 7). Lender purchases also grew by 88.3 percent over last year, recording the highest annual growth rate since the second quarter of 2010.

A total of 375 lender purchases occurred in Prince George's County, representing 20.4 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the county increased by 16.9 percent over the previous quarter and was up 42.1 percent above last year. Baltimore City with 334 lender purchases (18.2 percent of the total) had the second highest concentration in Maryland. Lender purchases in the City increased by 9.6 percent above the previous quarter and were up 92.9 percent over a year ago. Baltimore County with 219 lender purchases (11.9 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county increased by 26.1 percent over the last quarter and were up 98.4 percent above last year. Other jurisdictions that recorded higher lender purchases include Montgomery County (175 purchases or 9.5 percent), Anne Arundel County (160 purchases or 8.7 percent), Frederick County (72 purchases or 3.9 percent), Washington County (70 purchases or 3.8 percent), Harford County (66 purchases or 3.6 percent) and Charles County (60 purchases or 3.3 percent). Together, these nine jurisdictions represented 83.4 percent of all lender purchases statewide.

CHART 7
LENDER PURCHASES OF FORECLOSED PROPERTIES IN MARYLAND



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
IN MARYLAND: SECOND QUARTER 2013

Jurisdiction	2013 Q2		% Change from	
	Number	% of Total	2013 Q1	2012 Q2
Allegany	8	0.4%	-52.6%	97.0%
Anne Arundel	160	8.7%	119.2%	92.0%
Baltimore	219	11.9%	26.1%	98.4%
Baltimore City	334	18.2%	9.6%	92.9%
Calvert	35	1.9%	62.3%	222.2%
Caroline	18	1.0%	272.0%	118.9%
Carroll	31	1.7%	17.7%	171.9%
Cecil	44	2.4%	266.7%	388.9%
Charles	60	3.3%	-2.1%	43.6%
Dorchester	16	0.9%	37.1%	72.6%
Frederick	72	3.9%	20.6%	46.3%
Garrett	5	0.3%	273.7%	-14.7%
Harford	66	3.6%	23.4%	104.3%
Howard	26	1.4%	-9.5%	14.1%
Kent	6	0.3%	-6.6%	83.2%
Montgomery	175	9.5%	14.8%	276.4%
Prince George's	375	20.4%	16.9%	42.1%
Queen Anne's	21	1.1%	92.6%	134.3%
Somerset	10	0.6%	101.4%	385.0%
St. Mary's	15	0.8%	-20.8%	25.8%
Talbot	9	0.5%	-25.0%	0.0%
Washington	70	3.8%	76.9%	113.3%
Wicomico	31	1.7%	2.7%	94.2%
Worcester	30	1.6%	4.3%	238.7%
Maryland	1,836	100.0%	24.6%	88.3%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

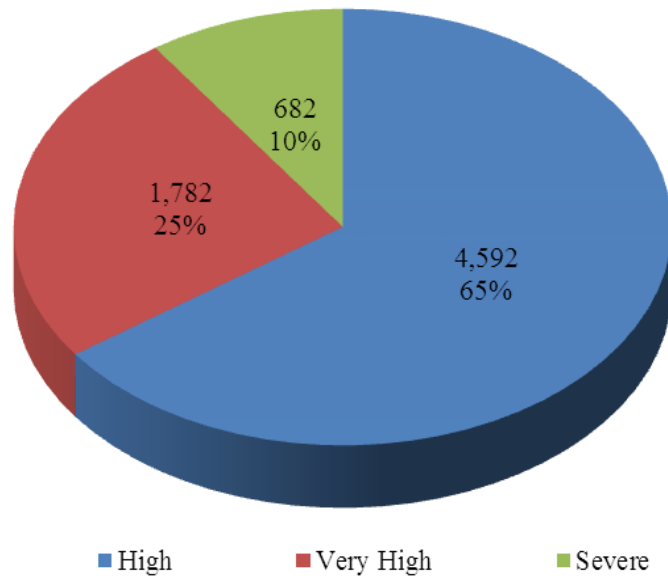
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the current quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. An index of 87 represents the weighted average foreclosure rate of 157 homeowner households per foreclosure in the second quarter of 2013. For example, the Franklin community of Baltimore City (zip code 21223) recorded a total of 116 foreclosure events in the second quarter, resulting in a foreclosure rate of 38 homeowner households per foreclosure and a corresponding foreclosure index of 358. As a result, the foreclosure concentration in Franklin is 258 percent above the state average index of 100. Overall, a total of 7,056 foreclosure events, accounting for 64.2 percent of all foreclosures in the second quarter, occurred in 108 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 87 homeowner households per foreclosure and an average foreclosure index of 157. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 4,592 foreclosures in 84 communities, accounting for 65.1 percent of foreclosures in all *Hot Spots* and 41.8 percent of all foreclosures statewide (Charts 8 and 9). These jurisdictions recorded an average foreclosure rate of 106 and an average foreclosure index of 129.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 1,782 events in 19 communities, representing 25.3 percent of foreclosures across all *Hot Spots* and 16.2 percent of foreclosures statewide. These communities had an average foreclosure rate of 57 and an average foreclosure index of 239.

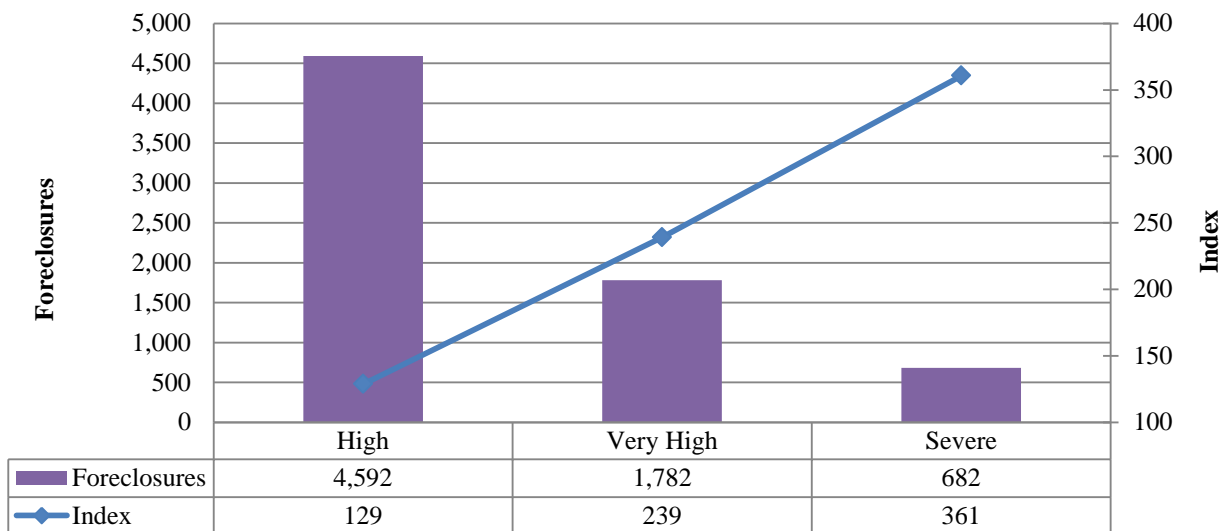
The "severe" group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a "severe" foreclosure problem reported a total of 682 foreclosures in five communities, accounting for 9.7 percent of all foreclosures in *Hot Spots* communities and 6.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 38 and an average foreclosure index of 361.

CHART 8
FORECLOSURE HOT SPOTS IN MARYLAND, SECOND QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

CHART 9
FORECLOSURES AND FORECLOSURE INDEX
IN MARYLAND'S HOT SPOTS COMMUNITIES, SECOND QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2013

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	84	19	5	108
% of <i>Hot Spots</i> Communities	77.8%	17.6%	4.6%	100.0%
% of <i>All</i> Communities	16.2%	3.7%	1.0%	20.8%
Foreclosures	4,592	1,782	682	7,056
% of <i>Hot Spots</i> Communities	65.1%	25.3%	9.7%	100.0%
% of <i>All</i> Communities	41.8%	16.2%	6.2%	64.2%
Average Foreclosure Rate	106	57	38	87
Average Foreclosure Index	129	239	361	157
Number of Households	485,374	101,428	25,730	612,532
% of <i>Hot Spots</i> Communities	79.2%	16.6%	4.2%	100.0%
% of <i>All</i> Communities	32.5%	6.8%	1.7%	41.0%

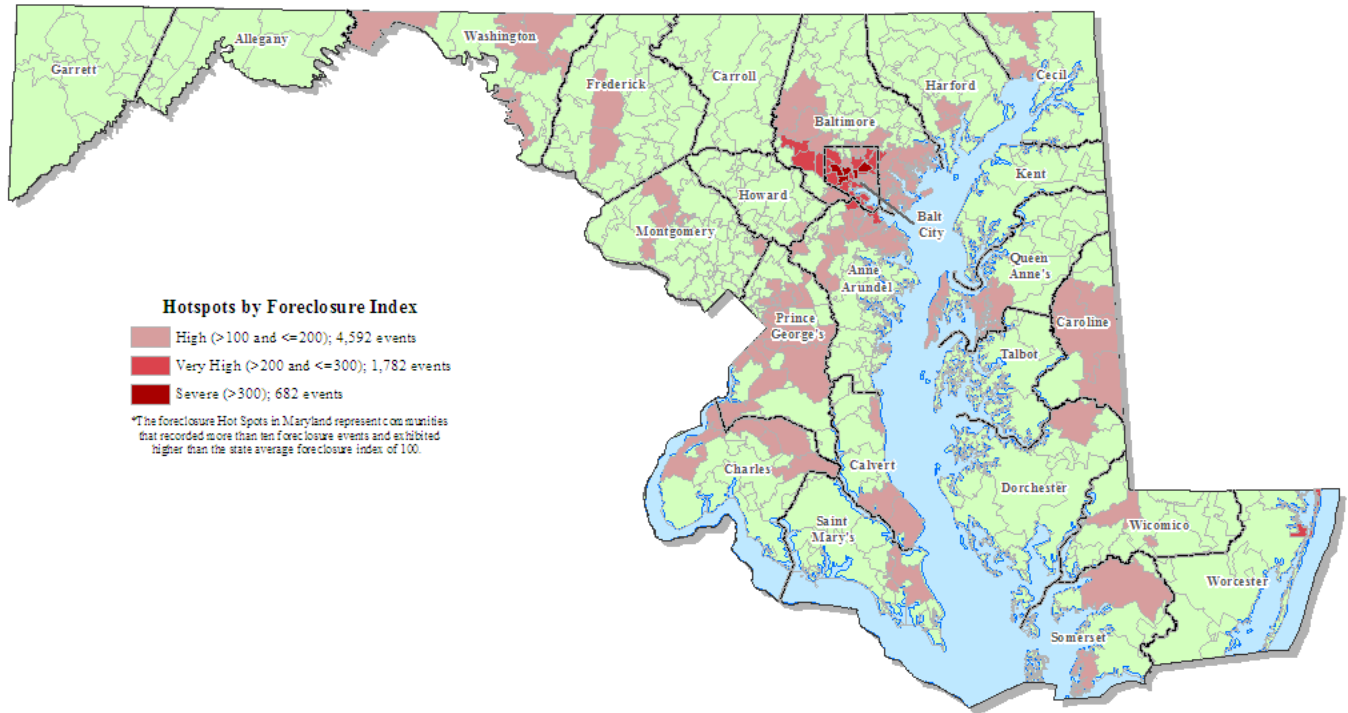
Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 6
FORECLOSURE *HOT SPOTS* IN MARYLAND
SECOND QUARTER 2013

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe Foreclosures						
Baltimore City	5	682	100.0%	38	361	25,730
Maryland	5	682	100.0%	38	361	25,730
Very High Foreclosures						
Anne Arundel	2	79	4.4%	64	213	5,071
Baltimore	5	446	25.0%	63	215	28,252
Baltimore City	11	1,190	66.8%	54	253	64,001
Worcester	1	67	3.8%	61	222	4,104
Maryland	19	1,782	100.0%	57	239	101,428
High Foreclosures						
Anne Arundel	8	612	13.3%	110	124	67,135
Baltimore	13	1,049	22.9%	107	127	112,165
Baltimore City	7	337	7.3%	89	153	29,999
Calvert	3	120	2.6%	94	145	11,240
Caroline	4	68	1.5%	95	143	6,502
Cecil	2	41	0.9%	122	111	5,010
Charles	6	282	6.1%	87	156	24,660
Dorchester	1	14	0.3%	123	111	1,719
Frederick	2	155	3.4%	114	120	17,596
Harford	3	152	3.3%	109	125	16,595
Howard	1	11	0.2%	122	111	1,397
Montgomery	5	287	6.2%	124	110	35,424
Prince George's	16	1,016	22.1%	111	123	112,480
Queen Anne's	3	56	1.2%	127	107	7,091
Somerset	2	44	1.0%	82	166	3,600
St. Mary's	2	54	1.2%	114	119	6,174
Washington	4	269	5.9%	90	151	24,308
Wicomico	2	25	0.5%	91	149	2,280
Maryland	84	4,592	100.0%	106	129	485,374

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

MAP 2 DISTRIBUTION OF FORECLOSURE *HOT SPOTS* IN MARYLAND SECOND QUARTER 2013



Source: RealtyTrac and DHCD Office of Research

pub date 07/15/2013

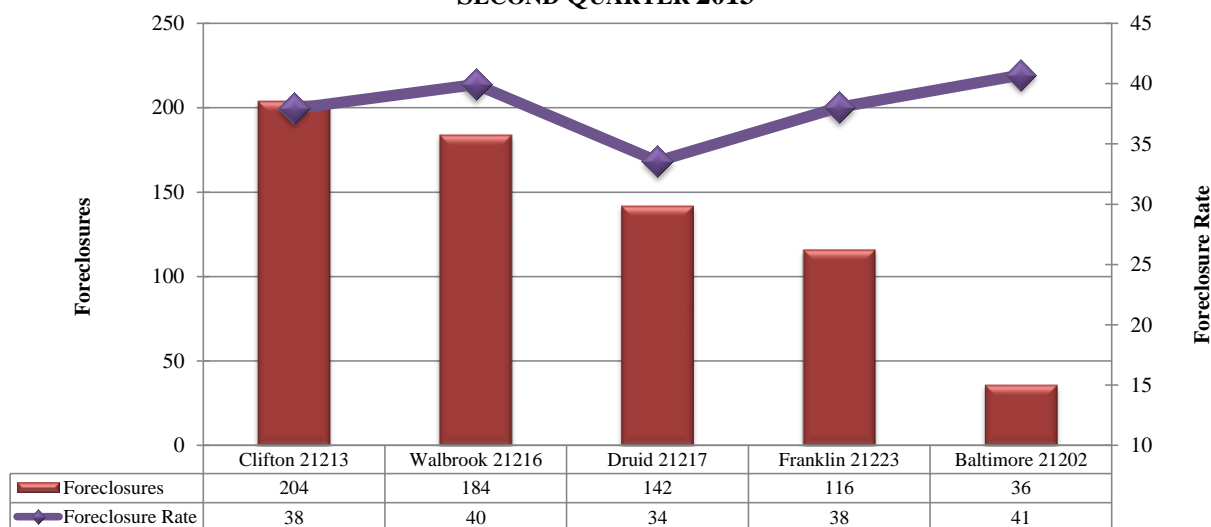
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem reported a total of 682 foreclosures in five communities, accounting for 9.7 percent of all foreclosures in *Hot Spots* communities and 6.2 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 38 and an average foreclosure index of 361.

Property foreclosures in “severe” foreclosure *Hot Spots* were all concentrated in Baltimore City (Table 7). The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 38 homeowner households and an average foreclosure index of 361.

Communities with the highest foreclosure incidence include Clifton, Druid, Franklin and East End in Baltimore City (Chart 10 and Table 8). The hardest hit community in Maryland during the second quarter of 2013 was the 21217 zip code community in Baltimore City. This community recorded a total of 142 foreclosures, resulting in a foreclosure rate of 34 homeowner households per foreclosure and a corresponding foreclosure index of 405. As a result, the foreclosure concentration in this community was 305 percent above the state average.

CHART 10
PROPERTY FORECLOSURES IN TOP 10
“SEVERE” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 7
SEVERE FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2013

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	5	100.0%	38	361	25,730
<i>Maryland</i>	5	100.0%	38	361	25,730

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 8
SEVERE FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21217	Druid	142	34	405
Baltimore City	21213	Clifton	204	38	359
Baltimore City	21223	Franklin	116	38	358
Baltimore City	21216	Walbrook	184	40	341
Baltimore City	21202	Baltimore	36	41	334
<i>All Communities</i>			682	38	361

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

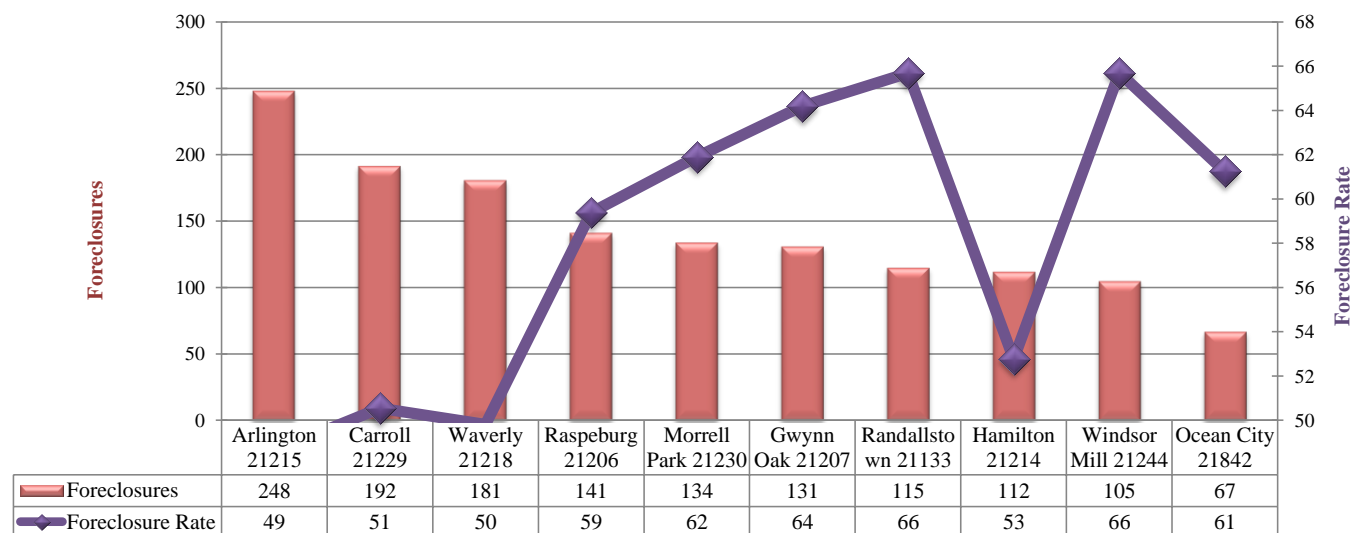
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure problem recorded 1,782 events in 19 communities, representing 25.3 percent of foreclosures across all *Hot Spots* and 16.2 percent of foreclosures statewide. These communities had an average foreclosure rate of 57 and an average foreclosure index of 239.

Property foreclosures in “very high” foreclosure *Hot Spots* were highly concentrated in Anne Arundel, Baltimore and Worcester counties as well as Baltimore City (Table 9). Baltimore City with 1,190 foreclosures represented 66.8 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 54 homeowner households and an average foreclosure index of 253.

The top ten communities with the highest foreclosure incidence include Arlington, Carroll, Waverly, Raspeburg, Morrell Park and Hamilton in Baltimore City; Gwynn Oak, Randallstown and Windsor Mill in Baltimore County; and Ocean City in Worcester County (Chart 11 and Table 10).

CHART 11
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 9
VERY HIGH FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2013

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	79	4.4%	64	213	5,071
Baltimore	446	25.0%	63	215	28,252
Baltimore City	1,190	66.8%	54	253	64,001
Worcester	67	3.8%	61	222	4,104
Maryland	1,782	100.0%	57	239	101,428

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 10
VERY HIGH FORECLOSURE *HOT SPOTS* IN MARYLAND
SECOND QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21226	Curtis Bay	18	50	270
Anne Arundel	21225	Brooklyn	61	68	200
Baltimore	21229	Carroll	28	51	269
Baltimore	21206	Raspeburg	67	59	229
Baltimore	21207	Gwynn Oak	131	64	212
Baltimore	21133	Randallstown	115	66	207
Baltimore	21244	Windsor Mill	105	66	207
Baltimore City	21215	Arlington	248	49	280
Baltimore City	21218	Waverly	181	50	273
Baltimore City	21226	Curtis Bay	20	50	270
Baltimore City	21229	Carroll	192	51	269
Baltimore City	21205	Clifton East End	59	51	265
Baltimore City	21214	Hamilton	112	53	258
Baltimore City	21201	Baltimore	15	55	248
Baltimore City	21206	Raspeburg	141	59	229
Baltimore City	21230	Morrell Park	134	62	220
Baltimore City	21207	Gwynn Oak	51	64	212
Baltimore City	21225	Brooklyn	37	68	200
Worcester	21842	Ocean City	67	61	222
All Communities			1,782	57	239

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

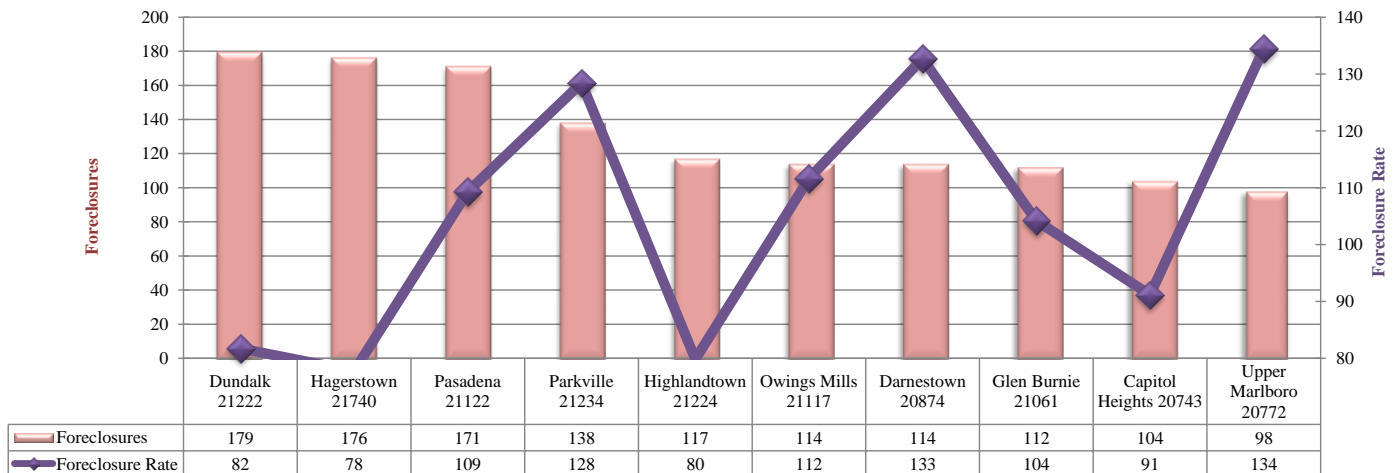
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 4,592 foreclosures in 84 communities, accounting for 65.1 percent of foreclosures in all *Hot Spots* and 41.8 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 106 and an average foreclosure index of 129.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 18 jurisdictions including Anne Arundel, Baltimore, Calvert, Caroline, Cecil, Charles, Dorchester, Frederick, Harford, Howard, Montgomery, Prince George’s, Queen Anne’s, Somerset, St. Mary’s, Washington and Wicomico counties as well as Baltimore City. Baltimore County with 1,049 foreclosures, or 22.9 percent of all foreclosure events, represented the largest concentration of properties in this category. The County’s communities recorded an average foreclosure rate of 107 homeowner households per foreclosure and an average foreclosure index of 127.

The top ten communities with the highest foreclosure incidence in this group include Pasadena and Glen Burnie in Anne Arundel County; Dundalk, Parkville and Owings Mills in Baltimore County; Darnestown in Montgomery County; Capitol Heights and Upper Marlboro in Prince George’s County; Hagerstown in Washington County; and Highlandtown in Baltimore City (Chart 12 and Table 11).

CHART 12
PROPERTY FORECLOSURES IN TOP 10
“HIGH” HOT SPOTS JURISDICTIONS
SECOND QUARTER 2013



Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 11
HIGH FORECLOSURE *Hot Spots*
SECOND QUARTER 2013

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	612	13.3%	110	124	67,135
Baltimore	1,049	22.9%	107	127	112,165
Baltimore City	337	7.3%	89	153	29,999
Calvert	120	2.6%	94	145	11,240
Caroline	68	1.5%	95	143	6,502
Cecil	41	0.9%	122	111	5,010
Charles	282	6.1%	87	156	24,660
Dorchester	14	0.3%	123	111	1,719
Frederick	155	3.4%	114	120	17,596
Harford	152	3.3%	109	125	16,595
Howard	11	0.2%	122	111	1,397
Montgomery	287	6.2%	124	110	35,424
Prince George's	1,016	22.1%	111	123	112,480
Queen Anne's	56	1.2%	127	107	7,091
Somerset	44	1.0%	82	166	3,600
St. Mary's	54	1.2%	114	119	6,174
Washington	269	5.9%	90	151	24,308
Wicomico	25	0.5%	91	149	2,280
Maryland	4,592	100.0%	106	129	485,374

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21060	Glen Burnie	92	86	158
Anne Arundel	21114	Crofton	64	101	135
Anne Arundel	21061	Glen Burnie	112	104	131
Anne Arundel	21122	Pasadena	171	109	124
Anne Arundel	20764	Shady Side	12	116	117
Anne Arundel	20724	Laurel	36	120	114
Anne Arundel	21144	Severn	60	133	102
Anne Arundel	21113	Odenton	65	134	101
Baltimore	21239	Northwood	25	73	185
Baltimore	21224	Highlandtown	43	80	170
Baltimore	21222	Dundalk	179	82	166
Baltimore	21237	Rosedale	73	96	141
Baltimore	21219	Sparrows Point	30	105	130
Baltimore	21227	Halethorpe	78	106	128
Baltimore	21221	Essex	94	106	128
Baltimore	21117	Owings Mills	114	112	122
Baltimore	21212	Govans	35	112	122
Baltimore	21220	Middle River	88	112	121
Baltimore	21136	Reisterstown	76	126	108
Baltimore	21234	Parkville	138	128	106
Baltimore	21208	Pikesville	76	131	104
Baltimore City	21239	Northwood	72	73	185
Baltimore City	21224	Highlandtown	117	80	170
Baltimore City	21231	Patterson	31	81	167
Baltimore City	21222	Dundalk	13	82	166
Baltimore City	21211	Hampden	41	110	124
Baltimore City	21212	Govans	49	112	122
Baltimore City	21234	Parkville	15	128	106
Calvert	20657	Lusby	77	78	174
Calvert	20732	Chesapeake Beach	26	119	114
Calvert	20685	Saint Leonard	17	126	108
Caroline	21639	Greensboro	15	86	158
Caroline	21660	Ridgely	12	87	157
Caroline	21632	Federalsburg	14	101	134
Caroline	21629	Denton	27	102	134
Cecil	21903	Perryville	16	118	115
Cecil	21911	Rising Sun	25	125	109
Charles	20602	Waldorf	74	78	174
Charles	20616	Bryans Road	23	81	168
Charles	20601	Waldorf	72	83	164
Charles	20640	Indian Head	32	86	159

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Charles	20603	Waldorf	68	96	142
Charles	20637	Hughesville	13	135	101
Dorchester	21643	Hurlock	14	123	111
Frederick	21703	Frederick	74	111	122
Frederick	21702	Frederick	81	116	118
Harford	21017	Belcamp	17	100	137
Harford	21040	Edgewood	61	103	132
Harford	21009	Abingdon	74	116	117
Howard	20794	Jessup	11	122	111
Montgomery	20886	Montgomery Village	73	111	122
Montgomery	20866	Burtonsville	30	112	122
Montgomery	20876	Germantown	47	126	108
Montgomery	20871	Clarksburg	23	128	106
Montgomery	20874	Darnestown	114	133	103
Prince George's	20747	District Heights	88	90	151
Prince George's	20746	Suitland	53	90	151
Prince George's	20743	Capitol Heights	104	91	149
Prince George's	20785	Cheverly	76	92	147
Prince George's	20748	Temple Hills	88	101	134
Prince George's	20784	Cheverly	53	104	131
Prince George's	20769	Glenn Dale	17	107	127
Prince George's	20737	Riverdale	29	108	126
Prince George's	20770	Greenbelt	39	113	120
Prince George's	20607	Accokeek	24	117	116
Prince George's	20735	Clinton	90	121	112
Prince George's	20745	Oxon Hill	40	122	112
Prince George's	20706	Lanham	75	124	110
Prince George's	20720	Bowie	49	127	108
Prince George's	20774	Upper Marlboro	93	131	104
Prince George's	20772	Upper Marlboro	98	134	101
Queen Anne's	21658	Queenstown	11	114	120
Queen Anne's	21638	Grasonville	13	121	113
Queen Anne's	21666	Stevensville	32	133	102
Somerset	21817	Crisfield	21	75	182
Somerset	21853	Princess Anne	23	88	154
St. Mary's	20653	Lexington Park	43	109	124
St. Mary's	20634	Great Mills	11	134	102
Washington	21750	Hancock	14	78	175.2
Washington	21740	Hagerstown	176	78	175.0

TABLE 12
HIGH FORECLOSURE HOT SPOTS IN MARYLAND
SECOND QUARTER 2013

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Washington	21782	Sharpsburg	12	117	116.5
Washington	21742	Hagerstown	67	121	112.1
Wicomico	21830	Hebron	14	80	170.7
Wicomico	21826	Fruitland	11	106	128.6
<i>All Communities</i>			<i>4,592</i>	<i>106</i>	<i>129</i>

Source: RealtyTrac and DHCD, Office of Policy, Planning and Research